



LOVE HOMES
SALES & LETTINGS

4 Bed Detached

£230,000



Greenbank, Wesham

Impressive detached family home located with a popular area of Wesham and only a short drive into Kirkham and the M55. This particular property is located on a quiet cul-de-sac and provides ample off road parking, which would be ideal for the family.

The property features; entrance hall, cloakroom/wc, lounge, dining room, kitchen and conservatory. To the first floor are four bedrooms, en-suite to the master bedroom and family bathroom. Externally the property provides parking to the front, laid lawn and garage. Enclosed rear garden with laid lawn, paved patio and water feature. Freehold purchase available.

Viewings are strongly recommended, so contact the office to book your viewing appointment. Epc Grade = C.

Key Features

Detached family home

Epc Grade = C

Popular residential location

Large reception room

Separate dining room and conservatory

Master bedroom with en-suite

Front and rear garden

Driveway leading to garage

Ground Floor

Entrance Hall - Entrance doorway, storage cupboard, radiator and laminate flooring. Stairs leading to the first floor landing.

Cloakroom/wc - Two piece suite comprising; wash hand basin and low level wc. Upvc double glazed window to the front aspect. Laminate flooring and radiator.

Lounge - 13' 3" x 11' 9" (4.06m x 3.59m) Upvc double glazed window to the front and side aspect. Double radiator and laminate flooring. Open to-

Study Area - 5' 10" x 7' 3" (1.79m x 2.23m) (max)
Laminate flooring, external door to the side and door leading to kitchen.

Dining Room - 9' 1" x 8' 9" (2.79m x 2.68m) Open archway from the hallway leading into the lounge. Laminate flooring, radiator and open plan to-

Conservatory - 8' 11" x 7' 11" (2.72m x 2.43m) Upvc double glazed windows and upvc French doors leading to the rear garden.

Kitchen - 11' 10" x 12' 5" (3.62m x 3.79m) (max)
Modern fitted kitchen with a range of wall and base units with contrasting work surfaces incorporating a one and a half sink unit, double electric oven, four ring gas hob and stainless steel extractor. Space for an American style fridge freezer, washing machine and tumble dryer. Upvc double glazed window to the rear aspect. Radiator and laminate flooring.

First Floor

Landing - Upvc double glazed window to the side aspect. Laminate flooring and radiator. Loft access. Airing cupboard and separate airing cupboard.

Master Bedroom - 11' 11" x 11' 3" (3.65m x 3.44m) (into recess)
Upvc double glazed window to the front aspect. Fitted wardrobes, radiator and laminate flooring. Door leading to-

En-suite Shower - Three piece suite comprising; shower cubicle, wash hand basin and low level wc. Upvc double glazed window to the front aspect and tiled flooring.

Bedroom Two - 12' 3" x 9' 4" (3.75m x 2.87m) Upvc double glazed window to the rear aspect. Radiator and laminate flooring.

Bedroom Three - 9' 10" x 9' 4" (3.02m x 2.87m) Upvc double glazed window to the front aspect. Fitted wardrobes and laminate flooring.

Bedroom Four - 9' 8" x 10' 6" (2.95m x 3.22m) Upvc double glazed window to the rear aspect. Radiator and laminate flooring.

Bathroom - Three piece suite comprising; bath, wash hand basin and low level wc. Upvc double glazed window to the rear aspect. Radiator and tiled flooring.

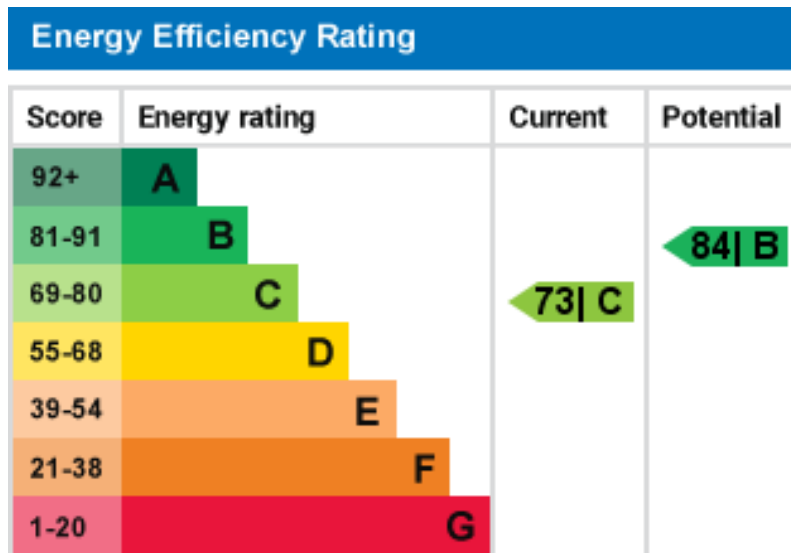
Exterior

Garden - Front garden with laid lawn and tarmac driveway leading to the single garage. Enclosed rear garden with paved patio area, feature water fountain and laid lawn.





Energy Efficiency and Environmental Impact



Additional Information

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